

AGENDA
CITY OF COSTA MESA
REGULAR MEETING OF THE CITY COUNCIL AND SUCCESSOR
AGENCY TO THE REDEVELOPMENT AGENCY*

*NOTE: ALL AGENCY MEMBERSHIPS ARE REFLECTED IN THE TITLE "COUNCIL MEMBER."

TUESDAY, JULY 20, 2021

COUNCIL CHAMBERS AND VIRTUAL LOCATIONS
77 FAIR DRIVE COSTA MESA, CALIFORNIA
REGULAR MEETING 6:00 P.M.

The City Council meetings are presented in a hybrid format, both in-person at City Hall and virtually via Zoom Webinar. The Governor's Executive Orders N-25-20 and N-29-20 suspend certain requirements of the Brown Act, and City Council Members and staff may choose to participate in person or by video conference.

If you would like to participate in these meetings, you can participate via the following options:

1. Attending in person: All attendees who are not fully vaccinated are required to wear a face covering at all times while in the Council Chambers or City Hall. Please maximize spacing by utilizing all seating in the Chambers.
2. Members of the public can view the City Council meetings live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) or http://costamesa.granicus.com/player/camera/2?publish_id=10&redirect=true and online at [youtube.com/costamesatv](https://www.youtube.com/c/costamesatv).
3. Zoom Webinar:
Please click the link below to join the webinar:
<https://zoom.us/j/98376390419?pwd=dnpFclc5TnU4a3BKWVlyRVZMalZZz09>
Or sign into Zoom.com and "Join a Meeting"
Enter Webinar ID: [983 7639 0419](#)/ Password: [905283](#)
 - If Zoom is not already installed on your computer, click "Download & Run Zoom" on the launch page and press "Run" when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically.
 - Select "Join Audio via Computer."
 - The virtual conference room will open. If you receive a message reading, "Please wait for the host to start this meeting," simply remain in the room until the meeting begins.
 - During the Public Comment Period, use the "raise hand" feature located in the participants' window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Participate via telephone:

Call: [1 669 900 6833](tel:16699006833) Enter Webinar ID: [983 7639 0419](#)/ Password: [905283](#)

During the Public Comment Period, press *9 to add yourself to the queue and wait for city staff to announce your name/phone number and press *6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

4. Additionally, members of the public who wish to make a comment on a specific agenda item, may submit a written comment via email to the City Clerk at cityclerk@costamesaca.gov. Comments received by 12:00 p.m. on the date of the meeting will be provided to the City Council, made available to the public, and will be part of the meeting record.
5. Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at 714-754-5225 or cityclerk@costamesaca.gov and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website.

Please note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. All pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please e-mail to the City Clerk at cityclerk@costamesaca.gov **NO LATER THAN 12:00 Noon** on the date of the meeting.

Note regarding agenda-related documents provided to a majority of the City Council after distribution of the City Council agenda packet (GC §54957.5): Any related documents provided to a majority of the City Council after distribution of the City Council Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website at www.costamesaca.gov or by clicking [here](#).

As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing.

**REGULAR MEETING OF THE CITY COUNCIL AND
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY**

TUESDAY, JULY 20, 2021 – 6:00 P.M.

JOHN STEPHENS

Mayor

MANUEL CHAVEZ

Council Member - District 4

ANDREA MARR

Mayor Pro Tem - District 3

JEFFREY HARLAN

Council Member - District 6

LOREN GAMEROS

Council Member - District 2

ARLIS REYNOLDS

Council Member - District 5

DON HARPER

Council Member - District 1

City Attorney

Kimberly Hall Barlow

City Manager

Lori Ann Farrell Harrison

CALL TO ORDER

NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE

Led by Council Member Harlan

MOMENT OF SOLEMN EXPRESSION

[Per Council Policy 000-12, these presentations are made by community volunteers stating their own views. The City Council disclaims any intent to endorse or sponsor the views of any speaker.]

Pastor Christine Nolf, Redemption Church, Costa Mesa

ROLL CALL

CITY ATTORNEY CLOSED SESSION REPORT

PRESENTATIONS:

1. Recognition of Costa Mesa High School Varsity Boys Basketball Team.
2. Proclamation: Parks Make Life Better.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Comments are limited to 3 minutes, or as otherwise directed.

Comments on Consent Calendar items may also be heard at this time.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Each council member is limited to 4 minutes. Additional comments will be heard at the end of the meeting.

1. Council Member Gameros
2. Council Member Harlan
3. Council Member Harper
4. Council Member Reynolds
5. Council Member Chavez
6. Mayor Pro Tem Marr
7. Mayor Stephens

REPORT – CITY MANAGER

REPORT – CITY ATTORNEY

CONSENT CALENDAR: (Items 1-13)

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the City Council, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion.

1. PROCEDURAL WAIVER: APPROVE THE READING BY TITLE ONLY OF ALL ORDINANCES AND RESOLUTIONS

RECOMMENDATION:

City Council and Agency Board approve the reading by title only and waive full reading of Ordinances and Resolutions.

2. READING FOLDER

Claims received by the City Clerk: John Irby, Arthur Lopez, Debora Medeiros, Leslie Murtaugh.

RECOMMENDATION:

City Council receive and file.

3. **WARRANT RESOLUTION NO. 2663** – Finance Department

RECOMMENDATION:

City Council approve Warrant Resolution No. 2663 of the City Council of the City of Costa Mesa, California, allowing certain claims and demands, including Payroll Register Nos. 21-11 “A” for \$0.00, 21-12 for \$3,001,453.54, 21-12 “A” for -\$622.81, and 21-13 for \$3,959,723.40; and City operating expenses for \$6,113,769.71.

4. **MINUTES** - City Manager’s Office/City Clerk’s Division

RECOMMENDATION:

City Council approve the Minutes of the Regular meeting of June 1, 2021, Study Session of June 8, 2021, and Special Closed Session of July 12, 2021.

5. **MONTHLY UPDATE OF STRATEGIC PLAN GOALS AND SIX MONTH OBJECTIVES** - City Manager’s Office

RECOMMENDATION:

Staff recommends the City Council:

Approve the July update to the work plan for the 2021 Strategic Plan’s six-month objectives.

6. **2020 ANNUAL REVIEW OF THE COSTA MESA 2015-2035 GENERAL PLAN**
Economic and Development Services Department/Planning Division

RECOMMENDATION:

Staff recommends the City Council:

Approve the 2020 Annual Review of the 2015-2035 Costa Mesa General Plan as its annual progress report for final submittal to the State Office of Planning and Research and the State Department of Housing and Community Development.

7. **SECOND READING AND ADOPTION OF AN ORDINANCE TO APPROVE REZONE R-20-01 TO REZONE A 15.23-ACRE SITE TO PLANNED DEVELOPMENT RESIDENTIAL-HIGH DENSITY (PDR-HD) AND ESTABLISH A SITE-SPECIFIC DENSITY OF 80 DWELLING UNITS PER ACRE, AN ORDINANCE TO APPROVE SPECIFIC PLAN SP-20-01, AND AN ORDINANCE TO APPROVE DEVELOPMENT AGREEMENT DA-20-02 BETWEEN THE CITY OF COSTA MESA AND INTERNATIONAL ASSET MANAGEMENT HOLDING GROUP, LLC FOR A MIXED-USE PROJECT LOCATED AT 1683 SUNFLOWER AVENUE (ONE METRO WEST)**

Economic and Development Services Department/Planning Division

RECOMMENDATION:

Staff recommends the City Council:

Give second reading to and adopt the following for the property located at 1683 Sunflower Avenue:

- Ordinance No. 2021-12 to approve Rezone R-20-01 to rezone the subject property from Industrial Park (MP) to Planned Development Residential-High Density (PDR-HD) and establish a site-specific density of 80 dwelling units per acre and maximum of 1,057 units.
- Ordinance No. 2021-13 to approve Specific Plan SP-20-01 to apply zoning standards for the subject property.
- Ordinance No. 2021-11 to approve Development Agreement DA-20-02 between the City of Costa Mesa and International Asset Management, LLC for the development terms, affordable housing, and off-site improvements at the subject property.

8. **GRANT OF AVIGATION EASEMENT FOR BRIDGE SHELTER AT 3175 AIRWAY AVENUE** - Economic and Development Services Department/Planning Division

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the Grant of Avigation Easement.
2. Authorize the City Manager or her designee to sign the final document on the City's behalf.

9. **RENEWAL OF THE MICROSOFT ENTERPRISE AGREEMENT**

Information Technology Department

RECOMMENDATION:

Staff recommends the City Council:

1. Approve a three-year renewal of the Enterprise Agreement ("EA") with Microsoft through SoftwareOne in the amount not-to-exceed \$289,729.80 (payable in three equal annual payments of \$96,576.60).
2. Authorize the City Manager to sign the agreement and any documents necessary to continue the City's participation in the program during the three-year term.

10. **AGREEMENT FOR UNLEADED FUEL SERVICES WITH PINNACLE PETROLEUM, INC.** - Public Services Department/Maintenance Services Division

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the proposed Agreement with Pinnacle Petroleum, Inc., 16651 Gemini Lane, Huntington Beach, CA 92647 for the purchase and delivery of unleaded fuel in an annual amount of \$400,000, based upon pricing provided through a Cooperative Agreement with the County of Orange, Contract RCA-017-210100021, commencing on August 1, 2021 and continuing for a term of five (5) years from that date to June 30, 2026, unless otherwise terminated by the County of Orange; and
2. Authorize the City Manager and the City Clerk to execute the agreements and future authorized amendments to the agreements.

11. TRAFFIC SIGNAL INSTALLATION FOR BAKER STREET AND RANDOLPH AVENUE, CITY PROJECT NO. 21-01 – Public Services Department

RECOMMENDATION:

Staff recommends the City Council:

1. Adopt plans, specifications, and working details for the Traffic Signal Installation at Baker Street and Randolph Avenue, City Project No. 21-01 (370054).
2. Approve a budget adjustment, authorizing the use of the Citywide Traffic Signal Improvement Project Budget (370058) from the Measure “M2” Fairshare Fund in the amount of \$50,000 and appropriate said funds to the Traffic Signal Installation at Baker Street and Randolph Avenue Project.
3. Approve a budget adjustment, authorizing the use of Measure “M2” Fairshare Fund’s Undesignated Fund Balance in the amount of \$49,789 and appropriating said funds to the Traffic Signal Installation at Baker Street and Randolph Avenue Project.
4. Award a Public Works Agreement (PWA) to PTM General Engineering Services, Inc., 5942 Alcorn Street, Riverside, CA 92504, in the amount of \$363,036.
5. Authorize the City Manager and City Clerk to execute the PWA and future amendments to the agreement within Council authorized limits.
6. Authorize an additional ten percent (10%) contingency amount of \$36,304 as needed for unforeseen costs.

12. ORANGE COUNTY TRANSPORTATION AUTHORITY AGREEMENT (OCTA) FOR SENIOR MOBILITY PROGRAM (SMP)

Parks and Community Services Department

RECOMMENDATION:

Staff recommends the City Council:

1. Approve and authorize the City Manager and the City Clerk to execute a five (5) year Cooperative Agreement between Orange County Transportation Authority and the City of Costa Mesa for the Senior Mobility Program.
2. Authorize the City Manager and the City Clerk to renew the agreement for one (1) additional five-year term, upon mutual agreement of both parties.
3. Authorize the City Manager and the City Clerk to execute future changes and amendments to the agreement.

13. COVID-19 EMERGENCY PURCHASES OVER \$50,001 OR MORE

Finance Department

RECOMMENDATION:

Staff recommends the City Council:

Receive and file this report regarding emergency purchases of \$50,001 or more.

**AT THIS TIME COUNCIL WILL ADDRESS ANY ITEMS PULLED FROM THE
CONSENT CALENDAR**

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| ----- END OF CONSENT CALENDAR ----- |
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PUBLIC HEARINGS:

**1. APPROVE CERTIFICATION OF SPECIAL ASSESSMENTS FOR THE
COLLECTION OF DELINQUENT CIVIL CITATIONS FOR MUNICIPAL CODE
VIOLATIONS IN RELATION TO ILLEGAL AND UNLICENSED CANNABIS
BUSINESSES – Finance Department**

RECOMMENDATION:

Staff recommends the City Council:

1. Hold a Public Hearing.
2. Adopt a resolution approving the certification of special assessments for delinquent civil fines for municipal code violations in relation to illegal and unlicensed cannabis businesses.

OLD BUSINESS: NONE

NEW BUSINESS:

1. **INTRODUCTION AND FIRST READING OF ORDINANCE AMENDING RESIDENCY REQUIREMENT FOR MEMBERS OF THE PLANNING COMMISSION, AMENDMENT OF COUNCIL POLICY 000-2 AND REPEAL OF COUNCIL POLICY 000-2.5** – City Clerk's Office

RECOMMENDATION:

Staff recommends the City Council:

1. Introduce for first reading, by title only, Ordinance 2021-xx of the City Council of the City of Costa Mesa, California, amending Section 13-10 (Planning Commission) of Article 3 (Review Authorities) of Chapter I (In General) of Title 13 (Planning, Zoning and Development) of the Costa Mesa Municipal Code.
 2. Adopt revised Council Policy 000-2.
 3. Repeal Council Policy 000-2.5.
2. **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, RATIFYING REGULATION NO. 6 ISSUED BY THE CITY MANAGER AS DIRECTOR OF EMERGENCY SERVICES REVISING REGULATION NO. 5 REGARDING TEMPORARY SUSPENSION OF ENFORCEMENT OF CERTAIN PARKING RESTRICTIONS IN RESIDENTIAL NEIGHBORHOODS** – City Manager's Office

RECOMMENDATION:

Staff recommends the City Council:

Adopt Resolution No. 2021-xx ratifying Regulation No. 6 issued by the City Manager as Director of Emergency Services revising Regulation No. 5 regarding temporary suspension of enforcement of certain parking restrictions in residential neighborhoods.

ADDITIONAL COUNCIL/BOARD MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

ADJOURNMENT

All cell phones and other electronic devices are to be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.

Free Wi-Fi is available in the Council Chambers during the meetings. The network username available is: CM_Council. The password is: cmcouncil1953.

The City of Costa Mesa's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's office 24 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible 714-754-5225 or at cityclerk@costamesaca.gov. El objetivo de la ciudad de Costa Mesa es cumplir con la ley de Estadounidenses con Discapacidades (ADA) en todos los aspectos. Si como asistente o participante en esta reunión, usted necesita asistencia especial, más allá de lo que normalmente se proporciona, intentaremos de complacer en todas las maneras. Favor de comunicarse a la oficina del Secretario de la Ciudad con 24 horas de anticipación para informarnos de sus necesidades y determinar si alojamiento es realizable al 714-754-5225 o cityclerk@costamesaca.gov